

Lower Paxton Township

Planning Commission

Meeting Minutes

March 2, 2016

COMMISSIONERS PRESENT

Fredrick Lighty
Stephen Libhart
Roy Newsome
Doug Grove
Lori Staub
Lisa Schaefer
Dianne Moran

ALSO PRESENT

Nick Gehret, Lower Paxton Codes Office
Jason Hinz, HRG. Inc.
Andrew Bomberger, DCPC

Call to Order

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00pm on the above date in room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Pledge of Allegiance

Mr. Lighty led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Lighty stated that the minutes for the meeting held on February 6, 2016 were not available at this time.

New Business

**Preliminary/Final Subdivision Plan for Franklin and Judith Beskid 2192 Parkway West, Harrisburg,
Pennsylvania 17112
Plan #16-0**

Mr. Gehret stated that Lower Paxton Township had received an application for a preliminary and final subdivision plan for Franklin and Judith Beskid that proposes to subdivide an existing 8.28 acres lot into

two lots. Lots 2A (6.35 acres) and Lot 2 (1.93 Residual Acres) owned by Frank and Judith Beskid. A new home is proposed on lot 2A. Both the existing home and the proposed home are served by on-lot wells and septic. The property is located at 2192 Parkway West, Lower Paxton Township, Dauphin County. Approximately 0.20 acres will be disturbed for the proposed construction.

Variances: The following Variance was granted on February 25, 2016, by the Zoning Hearing Board Board:

1. [ZO:307.A]-The applicant has requested a variance from the requirement for a minimum of 140 feet of frontage along an improved street or newly created lot in an Agricultural Residential District.

Waiver Requests:

1. [SLDO: 180-508] - The applicant has requested a waiver for the requirement to provide sidewalk along the lot's frontage. We support this waiver request. The intent of the plan is solely for subdivision and does not propose any improvements. Likewise, there are no points of interest in the vicinity that the sidewalk would serve.
2. [SLDO:180-509] - The applicant has requested a waiver for the requirement to provide curb along the lot's frontage. We support this waiver request. The intent of this plan is solely for subdivision and does not propose any improvements. Likewise, there is no curb located along the adjoining property frontage.

Mr. Scott Ekens, from Ekens Engineering Associates Inc., was here representing the plan. Mr. Eken stated that the plan was straight forward. The only discussion was the street trees and they are sufficient with the plan.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Subdivision Plan for Franklin and Judith Beskid 2192 Parkway West, Harrisburg, PA. 17112 Plan #16-0, subject to the waiver requests and comments. Mr. Newsome seconded the motion and a unanimous vote followed.

Final Subdivision and Land Development Plan for Proposed Restaurant and Retail Building for Lowe's Home Improvement Centers, LLC, 4000 Union Deposit Road, Plan #16-01

Mr. Gehret stated that the Lower Paxton Township received the application for the Final Subdivision and Land Development Plan for Proposed Restaurant and Retail Building for Lowe's Home Improvement Centers, LLC, 4000 Union Deposit Road, Plan #16-01. The plan proposed to subdivide a separate parcel from the existing parent parcel in order to construct a proposed restaurant and retail stores totaling 7,548 S.F, the restaurant would encompass 4,000 S.F of space and the two retail stores completing the building with 3,400S.F. The proposed subdivision will create a new parcel consisting of 1.188 acres. The parcel is zoned CG, Commercial General, and is surrounded on all sides by Commercial General tracts . The lot is served by existing public water and existing sewer.

Zoning Approval:

The applicant requested relief from the following Zoning Ordinance Sections and the variances were granted as follows:

1. Section 601, Off-Street Parking and Loading, The required number of parking spaces for the use would be 111. The proposed number of spaces is 77 for a deficit of 34 spaces. Granted.
2. Section 603.1, Parking Setbacks for Buildings, the required setback requires a minimum of 10' from the building to parking. The applicant requested to reduce the required setback to 8' from the building to parking. Granted.
3. Section 307.A, Rear Building Setback, The required setback in the C-G, Commercial General, is a minimum 30'. The applicant requested to reduce the required 30' rear yard setback to 14' +. Granted.
4. Section 804.C, Street Trees, a variance from the requirement to plant street trees between the lot lines, building and/or parking area, and any public street. Granted with the condition that six required street trees be planted elsewhere on the Lowe's site in addition to any other required landscaping and in accordance with a plan to be approved by the Zoning Officer.

Mr. David Shanahan, Hotcakes Harrisburg Venture, LLC., 6400 Powers Ferry Road, Suite 100, Atlanta Ga. 30339, and Mr. Robert Sandmeyer, Jr., Site Design Concepts, Inc., 127 West Market St., Suite 200, York, PA. 17401, were here representing the plan. Mr. Shanahan stated that the plan consists of an IHOP and two retail stores.

Mr. Lighty questioned about a traffic study. Mr. Shanahan stated that a traffic impact assessment was conducted, 20% of peak time traffic. The other concern of traffic was discussed by Mr. Libhart and that was regarding the gas station and the thru way. There was a lengthy discussion regarding the gas station and the closure of the back of the gas station that was discussed back in 1997. Mrs. Staub discussed that the legal issues with the gas station needed to be worked out.

Mr. Newsome questioned the parking places that would be taken from Lowe's. Mr. Shanahan answered that it meets the old code requirements. Mr. Newsome also questioned the handicap parking and if they needed more than four handicap parking spaces. Mr. Shanahan answered that it is not based on the building size but the codes.

Mr. Grove questioned the lighting plan, so there was no spillage and that there was shielding and no direct lighting onto the roadway. Mr. Shanahan stated they are using LED lights and they are to be 20 watt units.

Mrs. Staub questioned the waiver of sidewalks on Union Deposit Road and making the waiver a part of the plan. The location map should be a scale of 1 inch = 1,000' not 2,000'. Mrs. Staub asked if there would be a sight distance issue where the dumpster is located at the one driveway.

HRG Comments-

Mr. Jason Hinz questioned the traffic assessment from Hassler Road to the development. Hassler Road to Londonderry Road a possible left turn may be warranted because of the flow of traffic. Mr. Shanahan stated that the flow traffic is 1%.

County Comments-

Mr. Bomberger stated that pedestrian crossing will increase on Hassler Road. They are asking to have signage on Hassler Road for pedestrians.

Mr. Libhart made a motion to recommend approval of the Final Subdivision and Land Development Plan for Proposed Restaurant and Retail Building for Lowe's Home Improvement Centers, LLC, 4000 Union Deposit Road, Plan # 16-01, with condition that there be a resolution agreeable to interested parties with regard to the ingress at the gas station, the condition with signage of pedestrian crossing, waiver of the sidewalks submitted in writing, all other comments and Mrs. Staub's comments, and with an offer of possibly asking the developer to provide the counts for the driveway with a traffic study. Mr. Grove seconded the motion and a unanimous vote followed.

**Commissioners Comments
Comprehensive Plan**

Mr. Lighty stated that there will be a break in discussing the Comprehensive Plan due to The Dauphin County Commissioners getting a grant. This break will be approximately one month.

Public Comment-

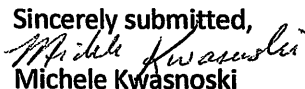
Mr. Bomberger stated that the Bike/Pedestrian task force holds meetings and anyone can come. Also, there is in need of people the first week of May to volunteer to show up and count the bike/ peds in 49 intersections in Dauphin and Cumberland County. It is a two hour time slot and 245 slots need to be filled. One of the problems is Prince Street and Jonestown Road.

The Next Meeting April 6, 2016.

The next Lower Paxton Township Planning Commission Meeting is April 6, 2016.

Adjournment

Mr. Libhart made a motion to adjourn the meeting, Mr. Newsome seconded the motion. Meeting adjourned at 8:25pm.

Sincerely submitted,

Michele Kwasnoski